



Appeal Decision

Site visit made on 29 January 2025

by **C Billings BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7th February 2025

Appeal Ref: APP/J1860/W/24/3352890

Oak Cottage, Jennett Tree Lane, Callow End WR2 4UB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Jon Turton against the decision of Malvern Hills District Council.
 - The application Ref is M/24/00726/FUL.
 - The development proposed is extensions to holiday let and change of use of land from agricultural to amenity land in connection with holiday let.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The address of the appeal site has been taken from the original application form. As noted from the submitted plans, the proposal is for two extensions to appeal building and so, I have amended the description of development to refer to the plural.
3. At the time of my site visit, extensions to the appeal building had already been carried out and there was a post and rail fence along the boundary of the proposed extended amenity space, separating the area from the field beyond. From my site observations, the roof design of the bedroom extension, as built, differs slightly to that shown on the submitted plans, in that it has a bulkier profile depth and greater eaves overhang. I have determined the appeal on the basis of the submitted plans.
4. While the evidence provided suggests that the appeal building is being occupied as a dwellinghouse rather than holiday let accommodation, I have determined the appeal on the basis of what has been applied for.

Main Issue

5. The main issue is the effect of the appeal extensions on the character and appearance of the host building and surrounding area.

Reasons

6. The appeal site lies within the open countryside, with open grazing land to two sides. While there is a large dwelling house on the opposite side of the road leading to the appeal site, the character of the surrounding area is rural and tranquil. The general topography of the surrounding area rises up from Jennett Tree Lane towards the appeal site. The appeal building is set on elevated land above the adjacent road level and ground level of the house opposite. The appeal

building is therefore visually prominent on approach up the road, from public vantage points.

7. The original holiday let building is shown to have had a simple linear form and has a low traditional pitched roof. The porch and WC extension, projecting out to one side of the original building, would be discordant with the simple linear form of the original building. However, it is of a proposed design similar to that of the original building, including that its roof height, design, and width would be comparable to the original host building. Therefore, despite that it would project out to one side, taken in isolation, the scale and design of this extension would appear proportionate and in keeping with the original building.
8. Comparable to the porch/WC extension, the proposed bedroom extension is a larger and bulkier extension, which would not follow the width proportions of the original host building. Its mono-pitch roof design, while contemporary, would jar with the simple and traditional roof design of the host building. As a result, the extension would appear as an incongruous and dominant addition at one end of the building. Even though the external wall materials of the bedroom extension are shown to match those found on parts of the main host building, the scale and design of the extension, including its dominant mono-pitch roof, would not be in keeping with the form and design of the host building. This would harm its original simple, agrarian character and appearance.
9. Due to the proposed height and scale of the bedroom extension and its unsympathetic dominance compared to the host building, together with the open views of the appeal building from the road, the extension would appear as a visually prominent feature within the street scene. Furthermore, the combination of the proposed extensions would transform the appearance of the original simple rural design of the host building, encompassing a mixture of design features that would not sit comfortably together within the surrounding rural context. Even though the site is not within the Malvern Hills Natural Landscape, and there is existing and proposed landscaping, this would not appreciably reduce the harmful impact of the proposal on the character and appearance of the surrounding area.
10. In view of the above, the appeal extensions would have a harmful effect on the character and appearance of the host building and the surrounding area, in conflict with Policies SWDP 21 and SWDP 25 of the South Worcestershire Development Plan (February 2016) (SWDP), which require, amongst other matters, that the scale, height and massing of development is appropriate and integrates effectively into the setting of the site and the surrounding landscape character.

Other Matters

11. The holiday let accommodation would provide economic benefits, by supporting tourism in the local area, local employment opportunities, and by the visiting tourists supporting local services and businesses. As asserted by the appellant, the Worcestershire Destination Management Plan demonstrates an eagerness and desire to support people and businesses that operate within the tourism sector. Also, the development would accord with some parts of national and local planning policy, which support tourism and a prosperous rural economy. However, the proposal relates to extensions to an existing holiday let, rather than new tourist accommodation. Albeit the appeal scheme would increase the size of the holiday let, this would not provide significant additional economic benefits compared to the

permitted holiday let accommodation. Therefore, the harm I have found in relation to the main issue is not outweighed by such considerations.

12. The appeal scheme includes solar panels, providing some energy efficiency benefits and the proposed native species hedge planting would likely provide some ecology and visual benefits. Even if holiday accommodation is acceptable in this location and that there would be no harm caused in respect of the living conditions of nearby occupiers, parking and highway matters, refuse, drainage and ecology, these matters are neutral factors. Therefore, even in combination, such considerations and lack of harm does not weigh in favour of the proposal.

Conclusion

13. For the reasons given above, the proposal would conflict with the development plan as a whole and material considerations do not indicate a decision should be made other than in accordance with it.
14. Accordingly, the appeal should be dismissed

C Billings

INSPECTOR